



City of Gainesville  
Department of Sustainable Development  
Planning Division

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Gainesville, FL 32627-0490  
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## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** January 28, 2021  
**PROJECT NAME AND NUMBER:** PB-20-00115 LUC  
**APPLICATION TYPE:** Legislative  
**RECOMMENDATION:** Approve  
**CITY PROJECT CONTACT:** Nathaniel Chan



Figure 1: Location Map, Existing Future Land Use Category

**APPLICATION INFORMATION:**

**Agent/Applicant:** eda consultants

**Property Owner(s):** Rohatgi of Williston, LLC Property

**Related Petition(s):** PB-20-00003 ZON

**Legislative History:** Special Use Permit 82SUP-97PB (1997); never implemented and expired

**Neighborhood Workshop:** Yes, held on September 30th, 2020

**SITE INFORMATION:**

**Address:** 423 SE Williston Rd.

**Parcel Number(s):** 15969-000-000

**Acreage:** 4.46 +/- acres

**Existing Use(s):** Vacant

**Land Use Designation(s):** Residential Medium (RM)

**Zoning Designation(s):** Residential Multi-Family (RMF-6)

**Overlay District(s):** Opportunity Zone; Enterprise Zone

**Transportation Mobility Program Area (TMPA):** TMPA Zone A

**Annexed:** Annexed in 1961

**Code Violations:** N/A

**ADJACENT PROPERTY CHARACTERISTICS:**

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>North</b>	Immediate North: SE Williston Rd. North of SE Williston: Single-Family Residential, Place of Religious Assembly	Single Family (SF)	Residential Single-Family (RSF-3)
<b>South</b>	Multi-Family Residential; Gainesville Housing Authority (GHA)	Residential Medium (RM)	Multiple-Family Residential (RMF-6)

<b>East</b>	Immediate East: SE 4 <sup>th</sup> Street, Gas Station East of SE 4 <sup>th</sup> Street: Single-Family Residential	Commercial (C); Residential Medium (RM)	General Business District (BUS); Multiple-Family Residential (RMF-6)
<b>West</b>	Immediate West: SE 1 <sup>st</sup> Terrace West of SE 1 <sup>st</sup> Terrace: Multi-Family Residential; Gainesville Housing Authority (GHA)	Residential Medium (RM)	Multiple-Family Residential (RMF-6)

**PURPOSE AND DESCRIPTION:**

This petition is privately initiated by the property owner and eda consultants, Inc. and proposes a Small-Scale Comprehensive Plan Amendment (land use change) of the subject property located at 423 SE Williston Road (Tax Parcel Number 15969-000-000). The proposed land use amendment is to change the property’s land use from Residential Medium (RM, 8-30 units per acre) to Mixed-Use Low-Intensity (MUL, 8-30 units per acre). The petition is related to Petition PB-20-00003 ZON, a rezoning of the subject property from Residential Multi-Family (RMF-6, 8-10 units per acre) to Mixed-Use Low-Intensity (MU-1, 8-30 units per acre).

**STAFF ANALYSIS AND RECOMMENDATION:**

The staff recommendation is based on the 11 factors stated in the Future Land Use Element of the Comprehensive Plan (Future Land Use Element Policy 4.1.3) and State Statute criteria. The following factors are stated below:

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

## **ANALYSIS**

### 1. Consistency with the Comprehensive Plan

The proposed Small-Scale Comprehensive Plan Amendment (land use amendment) of the subject property is consistent with the goals, policies, and objectives of the comprehensive plan, as outlined below:

#### Future Land Use Element

##### Policy 1.1.3

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

##### Policy 1.2.3

The City should encourage mixed-use development, where appropriate.

##### Objective 1.5

Discourage the proliferation of urban sprawl.

##### Objective 4.1

The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Policy 4.1.1

Land Use Categories on the Future Land Use Map shall be defined as follows:

Mixed-Use Low-Intensity (MUL): 8-30 units per acre

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

## 2. Compatibility and surrounding land uses

The existing land use category on the subject property is Residential Medium (RM, 8-30 units per acre). This petition proposes a land use category of Mixed-Use Low-Intensity (MUL, 8-30 units per acre), which is the same density as the existing land use category. The abutting property to the south contains existing multi-family residential development with an underlying RM land use category, as do the abutting western properties across from SE 1<sup>st</sup> Terrace and the abutting eastern properties across from SE 4<sup>th</sup> Street. The adjacent property to the east contains an existing gas station and convenience store with an underlying commercial (COM) land use category. The properties to the north contain existing single-family residential and places of religious assembly with an underlying single-family (SF) land use category. The northern properties are buffered by SE Williston Road, which is a four-lane divided highway.

The proposed MUL future land use category is not expected to negatively impact surrounding properties. The proposed MUL land use has the same residential density as the RM land use category (8-30 units per acre). The existing land use pattern is primarily multi-family residential; any proposed residential development on the site will be compatible with the surrounding multi-family residential developments. Any proposed non-residential uses will be required to be appropriately buffered from any existing residential properties.

## 3. Environmental impacts and constraints

There are no known regulated wetlands, surface waters, or natural resources located on the subject property; therefore, there are no environmental impacts or constraints. Additionally, review of the Florida Master Site File data revealed no recorded archeological sites at this location.

## 4. Support for urban infill and redevelopment

The proposed MUL future land use category will support urban infill on the subject property. This property was vacant for many years; an amendment to the underlying land use and associated zoning district will promote development and infill on the subject property. The subject property is adjacent to existing centralized utilities, public roadways, bike lanes, and transit service. Development of the subject property would complement the existing adjacent commercial use, as well as serve the multi-family developments surrounding the property.

5. Impacts on affordable housing

The subject proposal is not expected to impact affordable housing.

6. Impacts on the transportation system

The subject proposal does not call for a development plan and is not expected to negatively impact the transportation system. The subject property falls within Transportation Mobility Program Area (TMPA) Zone A, and will have to abide by the regulations associated with TMPA Zone A. The traffic study submitted by the applicant on Potential Net Trip Generation was approved by the respective departments upon review of the subject application for land use amendment. Prior to development of the subject property, the applicant must submit a more detailed traffic analysis for development plan review by the City.

The subject property is located on the south side of SE Williston Rd. which has sidewalks and bike lanes on the north and south side. Sidewalks are also available on SE 1<sup>st</sup> Terrace to the west, and SE 4<sup>th</sup> Street to the east. The site is currently served by RTS Routes 2, 3, and 16.

7. Availability of facilities and services

The subject property is available to be served by potable water, wastewater, and electric services by Gainesville Regional Utilities (GRU). As previously mentioned, there is adequate access to the site in addition to the existing transit service. As part of their justification report, the applicant submitted a Level of Service (LOS) report that details the impact of development on the site under maximum development scenarios.

8. Need for the additional acreage in the proposed future land use category

According to recent statistical analysis of land use patterns in the City, about 415.69 +/- acres have Mixed-Use Low-Intensity (MUL) land use. The amount of land in the MUL land use category accounts for about 1% of the total land area of the City (41,366.77 acres). Of the 415.69 +/- acres that have MUL land use, about 69.2 acres are vacant, or about 16.6%. With the addition of the subject property's 4.46 +/- acres being changed to MUL, there would be 420.15 +/- acres in the MUL land use category, with 73.66 acres vacant (17.5%). This small percentage of vacant land within MUL shows the need for additional acreage in the MUL future land use category (Appendix C).

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S.

In Chapter 163, Section 3164 of Florida Statute, "Urban sprawl means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." The subject property discourages urban sprawl for the following reasons:

- a) The related rezoning petition (PB-20-00003) will increase allowable density by changing the zoning from RMF-6 (8-10 units per acre) to MU-1 (8-30 units per acre). The increased density will allow for efficient use of space on the subject property.
- b) Residential development on the subject property would promote urban infill since surrounding properties have existing multi-family developments; non-residential development would complement the adjacent commercial/business use to the east.
- c) Development on the subject property is connected to existing transportation facilities and services, including SE Williston Rd, existing bike lanes, and RTS bus routes.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.

The proposed land use amendment and supporting rezoning will improve the development potential of the subject property by permitting a variety of uses on a mixed-use site. Future development on the property would directly support job creation and economic development within the City.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

The subject property is not within an antiquated subdivision; thus, this criterion is not applicable to this property.

## RECOMMENDATION

Staff recommends approval of Petition PB-20-00115 Land Use Amendment of parcel 15969-000-000 from City of Gainesville Residential Medium (RM, 8-30 units per acre) to City of Gainesville Mixed-Use Low-Intensity (MUL, 8-30 units per acre).



**DRAFT MOTION FOR CONSIDERATION**

I move to approve Petition PB-20-00115 Land Use Amendment of parcel 15969-000-000 from City of Gainesville Residential Medium (RM, 8-30 units per acre) to City of Gainesville Mixed-Use Low-Intensity (MUL, 8-30 units per acre).

**POST-APPROVAL REQUIREMENTS:**

Requirements to be met after the vote on the future land use amendment include compliance with any conditions that may be imposed by the City Plan Board.

**LIST OF APPENDICES:**

**Appendix A** Application Documents

**Appendix B** Comprehensive Plan Goals, Objectives, and Policies

**Appendix C** Maps and Tables

Appendix A

Application Documents



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

<b>OFFICE USE ONLY</b>	
Petition No. _____	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
<b>Account No. 001-660-6680-3401 [ ]</b>	
<b>Account No. 001-660-6680-1124 (Enterprise Zone) [ ]</b>	
<b>Account No. 001-660-6680-1125 (Enterprise Zone Credit [ ]</b>	

<b>Owner(s) of Record (please print)</b>	
Name: Rohatgi of Williston LLC	
Address: 7879 SE 12TH CIR	
OCALA, FL 34480	
Phone: _____	Fax: _____
<b>(Additional owners may be listed at end of applic.)</b>	

<b>Applicant(s)/Agent(s), if different</b>	
Name: eda consultants, inc.	
Address: 720 SW 2nd Ave	
South Tower, Suite 300	
Gainesville, FL 32601	
Phone: (352) 373-3541	Fax: _____

*Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

**REQUEST**

**Check applicable request(s) below:**

<b>Future Land Use Map</b> <input checked="" type="checkbox"/>	<b>Zoning Map</b> <input type="checkbox"/>	<b>Master Flood Control Map</b> <input type="checkbox"/>
Present designation: Res. Med. Density	Present designation:	<b>Other</b> <input type="checkbox"/> Specify:
Requested designation: Mixed Use Low	Requested designation:	

**INFORMATION ON PROPERTY**

1. Street address: N/A (no address)
2. Map no(s): N/A
3. Tax parcel no(s): 15969-000-000
4. Size of property: <u>4.46 +/-</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more <b>must</b> be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North      SE Williston Road

South      Multifamily housing (Gainesville Housing Authority)

East      Gas station/SE 4th Street

West      SE 1st Terrace/Multifamily housing (Gainesville Housing Authority)

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO   X  

YES \_\_\_\_\_ If yes, please explain why the other properties cannot accommodate the proposed use?

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

With the proposed land use change to MUL and rezoning to MU-1, there may be future non-residential development on the property. However, the property has frontage along SE Williston Road (State Road 331), which is a principal arterial. Access to non-residential development on the parcel would be from Williston Road.

Noise and lighting

Any non-residential development on the property will require a photometric plan at the site plan stage. The photometric plan would be required to meet all standards for lighting trespass stated in the Land Development Code (Sec. 30-6.12). Similarly, any non-residential development on the site will be required to meet the requirements for noise specified in Chapter 15 of the Code of Ordinances. At the site plan review stage, non-residential development on the site would be reviewed to minimize associated noise from any proposed use where the property abuts land in the Residential Medium land use category.

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO X YES \_\_\_\_ (If yes, please explain below)

See Justification Report

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO X YES \_\_\_\_

- b. Property with archaeological resources deemed significant by the State?

NO X YES \_\_\_\_

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ____	Urban Infill <u>X</u>
Activity Center ____	Urban Fringe ____
Strip Commercial ____	Traditional Neighborhood ____

Explanation of how the proposed development will contribute to the community.

See Justification Report

- G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See Justification Report

- H. What impact will the proposed change have on level of service standards?

Roadways

See Justification Report

Recreation

See Justification Report

Water and Wastewater

See Justification Report

Solid Waste

See Justification Report

Mass Transit

See Justification Report

- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO \_\_\_\_\_

YES  X  (please explain)

RTS service/Bike Lanes/Sidewalks provided on SE Williston Rd  
Sidewalks also provided on SE 1st Ter and SE 4th St

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	Rohatgi of Williston LLC
Address:	7879 SE 12TH CIR OCALA, FL 34480
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

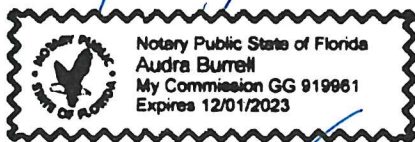
No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

*Clay*  
 Owner/Agent Signature  
9/24/20  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 24<sup>th</sup> day of September 2020, by (Name) Clay Sweager



*Audra Burrell*  
 Signature – Notary Public

Personally Known  OR Produced Identification  (Type) \_\_\_\_\_



200725B

# *Land Use Change & Rezoning Justification Report*

*Rohatgi of Williston, LLC Property*  
**100 – 400 Block of SE Williston Road**

**Prepared for Submittal to:**

City of Gainesville

**Prepared by:**

**eda** consultants, inc.

*October 1, 2020*



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## Proposal and Background

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This application proposes a Small-Scale Comprehensive Plan Amendment (land use change) and rezoning for a vacant 4.46 +/- acre property located in the 100-400 block, south side, of SE Williston Road (Tax Parcel Number 15969-000-000). The proposed future land use amendment is to take the property from Residential Medium-Density (RM): 8 to 30 units per acre to Mixed-Use Low-Intensity (MUL): 8-30 units per acre. The proposed rezoning is to change the property from the RMF-6 (Residential Multi-Family 6) district to MU-1 (Mixed-Use Low Intensity) district.

The property is located in the urbanized section of southeast Gainesville. It is considered an urban infill site due to surrounding development and existing infrastructure in the area. Centralized utilities are available to serve future urban development on the site. The site is currently vacant and was formerly owned by Victory Temple Ministries. In 1997, an application (82SUP-97PB) was made to the City of Gainesville for a Special Use Permit on the parcel. The Special Use Permit was never implemented and has expired.

Vehicular access is available to the property from SE Williston Road (an FDOT roadway) and SE 4<sup>th</sup> Street and SE 1<sup>st</sup> Terrace (both local streets maintained by the City of Gainesville). These are all existing paved streets.

The property is in the southeast quadrant of Gainesville. It is bounded on three sides (north, west, and east) by public streets.

The parcel is east of SE 1<sup>st</sup> Terrace and west of SE 4<sup>th</sup> Street and an existing Chevron gas station/convenience store. To the north is SE Williston Road (State Road 331), a four-lane divided highway. To the north of Williston Road are a place of religious assembly, vacant single-family residential lots, and single-family dwellings. To the south, and west across SE 1<sup>st</sup> Street are multi-family units operated by the Gainesville Housing Authority.

The properties to the north of the subject property (across Williston Road) have a Single-Family future land use designation (0 - 8 dwelling units/acre). To the west of SE 1<sup>st</sup> Terrace and to the south, the property is designated Residential Medium (8 – 30 dwelling units/acre) on the future land use map. To the east, there is a Commercial future land use designation on the abutting Chevron gas station/convenience store. Across SE 4<sup>th</sup> Street, the properties are designated Residential Medium with single-family residences and a vacant lot.

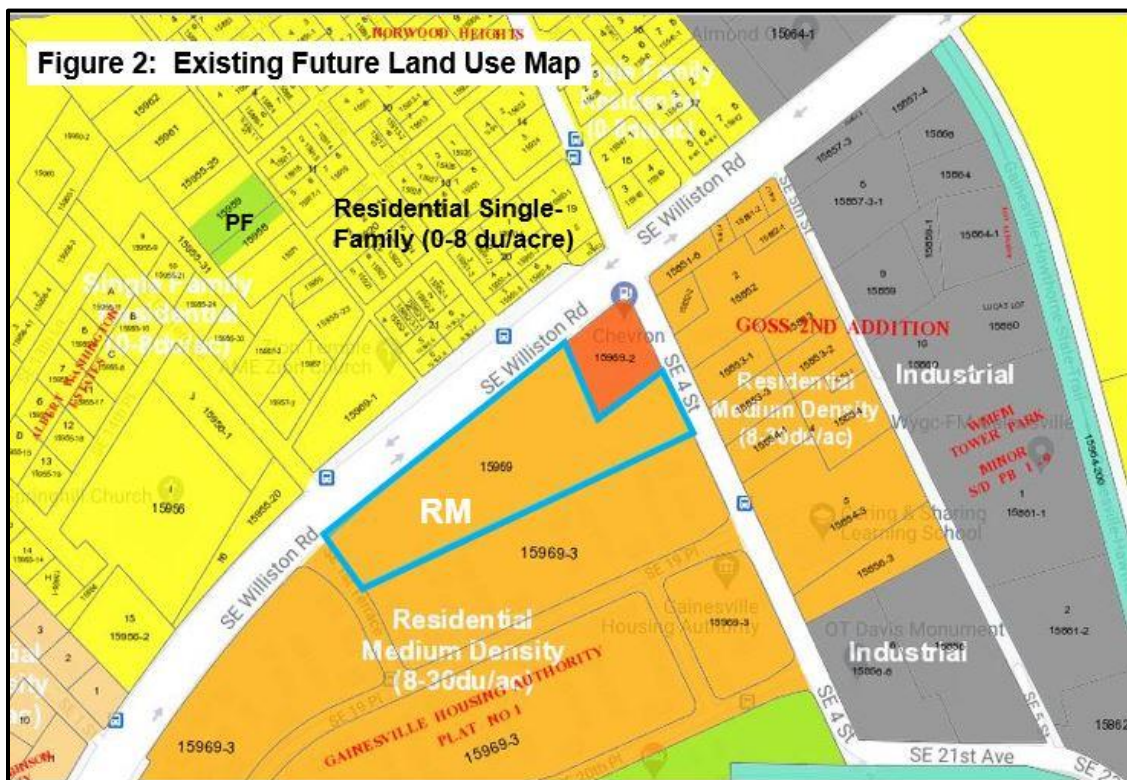
The property is located in Zone A of the Transportation Mobility Program Area (TMPA). Any future development of the site will be subject to the Zone A requirements in the Transportation Mobility Element. The site is also within the Enterprise Zone and the Opportunity Zone.

The aerial photo below (Figure 1) indicates the property location south of SE Williston Road and east of SE 1<sup>st</sup> Terrace and west of SE 4<sup>th</sup> Street in southeast Gainesville.



**Existing Future Land Use Designation and Zoning District**

The current future land use designation of the property is Residential Medium-Density (RM) (8 to 30 units/acre) as indicated in Figure 2 below.



The existing zoning district on the property is RMF-6 (a multi-family residential zoning district). This zoning district allows a minimum of 8 dwelling units/acre to a maximum of 10 dwelling units/ acre by right. The existing zoning is illustrated on Figure 3 below:



### Statement of Proposed Change / Proposed Future Land Use Category and Zoning District

As stated above, the site currently has a future land use (FLU) designation of Residential Medium and a zoning district of RMF-6. The FLU designation and zoning district were not changed during the 2017 land use and zoning updates for some areas of the City of Gainesville.

The site has been vacant for many years. The applicant believes that the Mixed-Use Low land use category and MU-1 zoning will allow for greater development potential of the property given its location fronting on SE Williston Road (a 4-lane divided highway). A Mixed-Use Low designation will allow flexibility in terms of a mix of uses (residential and non-residential) on the site (the residential density would remain the same as the current Residential Medium land use category). The Mixed-Use Low (MUL) future land use category is a more appropriate designation for the subject property given its frontage location on a major highway (SE Williston Road is designated State Road 331). The MUL designation with MU-1 zoning will better facilitate infill development of the property and a mix of uses on the property in the southeast portion of Gainesville.

The proposed land use category and zoning district for the subject property are consistent with each other and appropriate as a transition between the existing residential uses and the abutting gas station/convenience store on the corner of SE Williston Road and SE 4<sup>th</sup> Street. The proposed

MUL (8-30 units/acre) land use category has the same residential density as the current RM land use category on the parcel.

Figures 4 & 5 below indicate the proposed future land use and zoning designations for the subject property.



The proposed land use and zoning designations will create an opportunity for urban infill development that is consistent with the existing and future surrounding development pattern in the area. This change may result in a mix of uses that can provide goods and services to the neighboring residential properties in a walkable setting. Under the proposed designations and under the existing City of Gainesville Land Development Regulations, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code. Future development on the property will create an asset to the City that will help spur development and redevelopment in southeast Gainesville. The proposed MUL category will support neighborhood goods services at a scale appropriate for the surrounding residential areas. In addition, this area is served by GRU centralized utilities with adequate capacity and three transit routes: RTS Routes 2, 3, and 16. There are existing sidewalks along the three street frontages (SE Williston Road, SE 4<sup>th</sup> Street, and SE 1<sup>st</sup> Terrace).

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Mixed-Use Low-Intensity future land use category as follows:

***Mixed-Use Low-Intensity (MUL) 8-30 units per acre***

*This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood, offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within ¼ mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.*

*This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.*

The City of Gainesville Land Development Code Sec. 30-4.19 establishes the permitted uses in the MU-1 (Mixed-Use Low-Intensity) zoning district. Sec. 30-4.20 sets the residential density limits for MU-1 at 8 – 30 units per acre by right.

The table below illustrates the permitted uses for the MU-1 zoning district and compares it with the permitted uses in the RMF-6 district. Yellow highlighted rows indicate the differences between the two zoning districts.

### *Permitted Uses*

**Comparison of permitted uses in the MU-1 versus RMF-6 zoning districts.**

	Use Standards	MU-1	RMF-6
Single-family dwelling		P	P
Attached dwelling		P	P
Multi-family dwelling		P	P
Accessory dwelling unit	30-5.35	A	A
Adult day care home	30-5.2	P	P
Community residential home (up to 6 residents)	30-5.6	P	P
Community residential home (more than 14 residents)	30-5.6	-	P
Community residential home (7 to 14 residents)	30-5.6	P	P
Dormitory, large	30-5.8	-	S
Dormitory, small	30-5.8	S	P
Family child care home	30-5.10	P	P
Alcoholic beverage establishment	30-5.3	S	-
Assisted living facility		P	P
Armor systems manufacturing and assembly	30-5.16	P	-
Bed and breakfast establishment	30-5.4	P	P

Business services		P	-
Carwash	30-5.5	S	-
Civic, social, or fraternal organization		P	-
Day care center	30-5.7	P	P
Drive-through facility	30-5.9	P	-
Emergency shelter		P	P
Food truck, not located within a food truck park	30-5.37	P	-
Food truck park (less than 6 pads)	30-5.13	P	-
Food truck park (6 or more pads) <sup>4</sup>	30-5.13	S	-
Gasoline or alternative fuel station	30-5.14	S	-
Health services		P	-
Hotel or motel		S	-
Laboratory, medical or dental		P	-
Library		-	S
Light assembly, fabrication and processing	30-5.17	P	-
Liquor stores		P	-
Medical marijuana dispensing facility		P	-
Microbrewery, microwinery, or microdistillery <sup>3</sup>	30-5.18	S	-
Museum or art gallery		P	-
Office		P	-
Office (medical, dental, or other health-related service)		P	-
Passenger transit or rail station		S	-



Personal services		P	-
Place of religious assembly	30-5.22	P	P
Public administration building		P	-
Public park		S	P
Recreation, indoor		P	-
Rehabilitation center		S	-
Residence for destitute people	30-5.24	S	-
Restaurant		P	-
Retail nursery, lawn, or garden supply store		P	-
Retail sales (not elsewhere classified)		P	-
School (elementary, middle, or high - public or private)		P	P
School, professional		P	-
School, vocational or trade		-	-
Scooter or electric golf cart sales		P	-
Skilled nursing facility		P	S
Social service facility	30-5.27	S	S
Vehicle services	30-5.30	S	-
Veterinary services	30-5.31	P	-

**LEGEND:**

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25 percent of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

4 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

The table below illustrates the dimensional standards in the MU-1 zoning district.

**Mixed-Use and Nonresidential Districts Dimensional Standards.**

	<b>MU-1</b>
Residential density (units/acre)	
Min. <sup>1</sup>	8
Max.	30
Nonresidential building coverage	60%
Nonresidential GLA (max)	100,000 <sup>2</sup>
Min. lot area (sq. ft.)	None
Min. lot width (ft.)	None
Min. lot depth (ft.)	None
SETBACKS (ft.)	
Front	10 min. 100 max.
Side-street (min)	15
Side-interior (min)	10
Rear (min)	10
MAXIMUM BUILDING HEIGHT (stories)	
By right	5
With building height bonus	8

**LEGEND:**

*1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.*

*2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.*

*3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.*

*4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, section 30-4.8 development compatibility standards shall apply.*

This property is an appropriate area for the placement of Mixed-Use Land (MUL) Use and MU-1 zoning because it will allow for future mixed-use development on an infill site that is located along a major, 4-lane arterial in Southeast Gainesville. The residential development density associated with the Mixed-Use Low land use category is the same density as the existing Residential Medium land use category (8-30 units/acre). Any future residential development on the property would be consistent and compatible with the type and density that exists south, east, and west of the property. Non-residential development on the subject property could serve the retail, office, and service needs of the residential properties to the north, south, west, and east in the area. The site is within easy walking distance of several multi-family residential units with existing sidewalk connections.

The subject property abuts property to the east with a Commercial future land use category and BUS zoning that contains a convenience store and gas station. The MUL land use category will act as a step-down transitional zoning from the Commercial land use. SE Williston Road (State Road 331), a 4-lane, divided highway acts as a separation between the proposed Mixed-Use Low land use on the subject property and the Single-family land use category to the north.

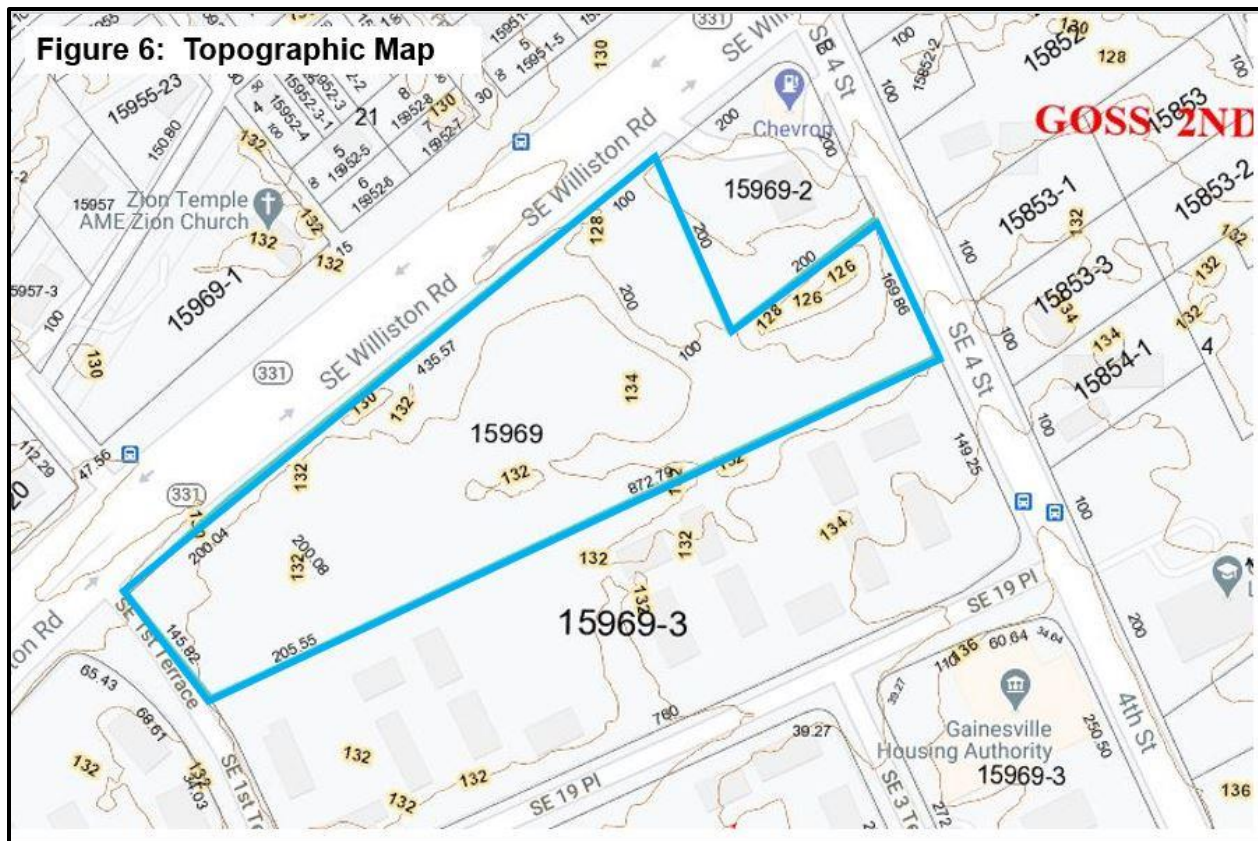
In addition, this property can be served by existing GRU centralized utilities with adequate capacity. It is already served by three transit routes (RTS Routes 2, 3, and 16). There are existing bike lanes on both sides of SE Williston Road along the property frontage. There are also existing sidewalks along the Williston Road, SE 1<sup>st</sup> Terrace, and SE 4<sup>th</sup> Street frontages that connect to a system of sidewalks for the Woodland Park multi-family development south of the property.

### **Basic Level Environmental Review**

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The subject property does not contain any wetlands, surface waters, strategic ecosystem, floodplain, or regulated natural or archaeological resources. A form for exemption from Environmental Review has been filed with the rezoning and land use change applications. The site is exempt from wetlands review since there are no regulated surface waters or wetlands on the site. The site is exempt from regulated natural and archaeological resources review because the property is less than 5 acres in size.

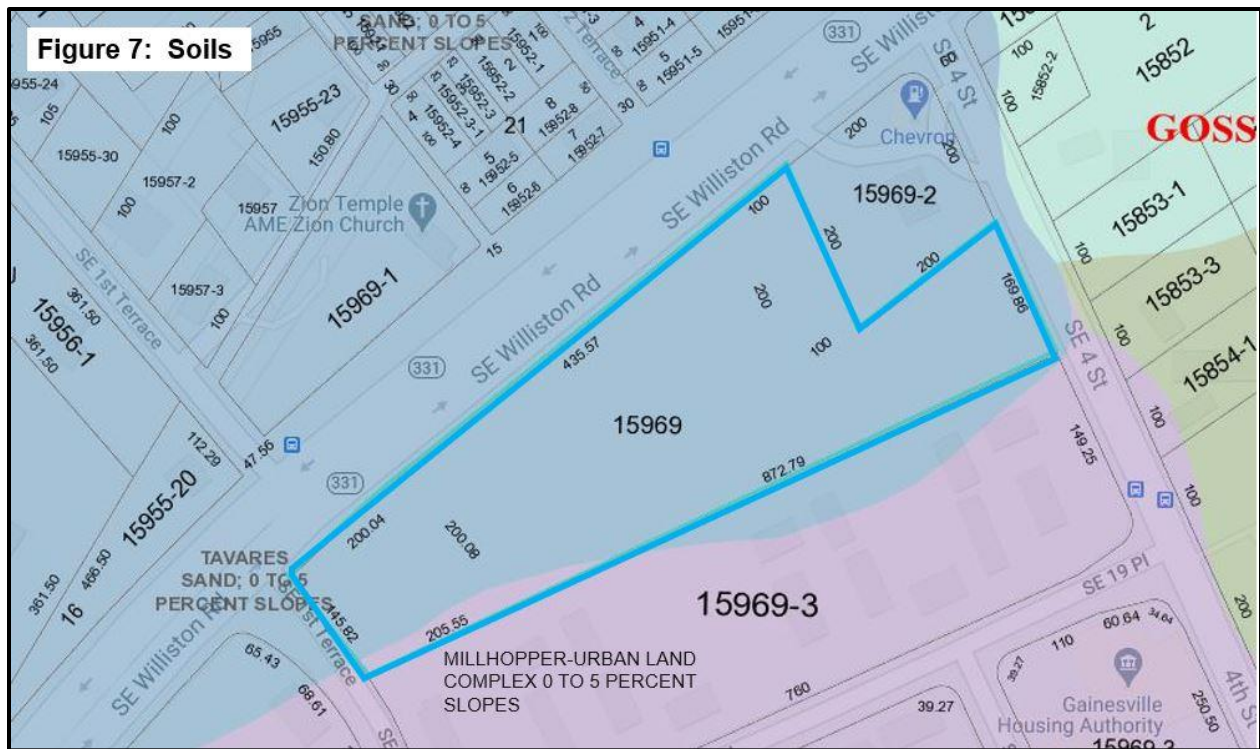
The subject property is relatively flat with a gentle slope from an elevation of 132 feet for most of the property to 126 feet in the eastern corner near SE 4<sup>th</sup> Street. Figure 6 below illustrates the site topography.



The soils on the site consist primarily of Tavares Sand (0-5 percent slopes) with a small portion of Millhopper-Urban Land Complex (0-5 percent slopes) in the southwest corner of the parcel as illustrated in the Soil Map in Figure 7 below. Both of these soil types are suitable for urban development.

As described in the Soil Survey of Alachua County, Tavares sand (0-5 percent slopes) is “a nearly level to gently sloping, moderately well drained soil. It is on slightly convex slopes in broad areas of the flatwoods and along gentle slopes of the rolling uplands....This soil has slight limitations for dwellings without basements, small commercial buildings, and local roads and streets.”

Millhopper-Urban Land Complex (0-5 percent slopes), “consists of moderately well drained, nearly level to gently sloping Millhopper soils and Urban land...This complex is within most urbanized areas of the county.”



## Responses to Application Questions

### 6. A. Surrounding/Adjacent Land Uses

The property lies within an area that contains multi-family dwellings, a gas station/convenience store, places of religious assembly, single-family dwellings, and undeveloped land.

*North:* To the immediate north of the subject property is SE Williston Road (SR 331). North, across from Williston Road, there are a place of religious assembly, single-family dwellings, and vacant lots.

*South:* To south of the subject property is a multi-family complex owned by the Gainesville Housing Authority.

*East:* To the east there is an existing Chevron gas station/convenience store. SE 4<sup>th</sup> Street is also immediately east of a portion of the property. Across SE 4<sup>th</sup> Street to the east are single-family dwellings and a vacant lot.

*West:* SE 1<sup>st</sup> Terrace is to the west of the subject property. Further west of SE 1<sup>st</sup> Terrace are additional multi-family units managed by the Gainesville Housing Authority.

### Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
<b>North</b>	SE Williston Road; across Williston Road: place of religious assembly; single-family dwellings; vacant lots	Single-Family Residential (0-8 du/acre)	RSF-3; RSF-1
<b>South</b>	Multi-family dwellings	Residential Medium Density (8- 30 du/acre)	RMF-6 (8- 10 du/acre by right; up to 15 du/acre with density bonus points)
<b>East</b>	Gas station/convenience store; SE 4 <sup>th</sup> Street; across SE 4 <sup>th</sup> ST: single-family dwellings & vacant lot	Residential Medium Density (8- 30 du/acre)	RMF-6 (8- 10 du/acre by right; up to 15 du/acre with density bonus points)
<b>West</b>	SE 1 <sup>st</sup> Terrace; across SE 1 <sup>st</sup> Terrace: multi- family dwellings	Residential Medium Density (8- 30 du/acre)	RMF-6 (8- 10 du/acre by right; up to 15 du/acre with density bonus points)

Upon analyzing these existing land use patterns, the proposed land use and zoning change will not negatively impact the nature of the existing development pattern in the area. The existing development pattern and land use & zoning mapping in the area is primarily multi-family residential to the east, west, and south. There is Commercial land use to the east with the existing gas station/convenience store. The single-family land uses designated to the north are separated by SE Williston Road (4-lane divided highway). Those northern uses include a place of religious assembly and single-family dwellings. The proposed land use and zoning changes will place the property into the MU-1 zoning district, which is compatible, as a transitional zoning, with the aforementioned existing and future development patterns.

The land use and zoning change allows for compatible infill mixed-use development in the urban services area. The MU-1 zoning district will allow a mix of residential and non-residential development in the southeast area.

**6. B. See response on application**

**6. C. See response on application**

**6. D. See response on application and the Basic Level Environmental Review section of this report**

**6.E. See response on application.**

**6. F. Development Pattern and Community Contribution**

The subject property is located within an existing urban service area with developed properties to the north, east, south, and west. Thus, the development pattern would be characteristic of urban infill. The Gainesville Housing Authority multi-family units to the

south and west generally have been developed for about 50 years (from 1970). Zion Temple AME Church, north across SE Williston Road, was constructed in 1984. The gas station/convenience store development dates from 1965 (55 years ago).

As an infill site, there is existing transportation and utility infrastructure to support future development of the land. SE Williston Road (SR 331) is a Florida Department of Transportation (FDOT) roadway. SE 4<sup>th</sup> Street and SE 1<sup>st</sup> Terrace are City-maintained streets. The site is served by three transit routes (Routes 2, 3, & 16). Existing bus stops are located on both sides of SE 4<sup>th</sup> Street, on SE 1<sup>st</sup> Terrace, and on the north side of SE Williston Road. Existing sidewalks and a crosswalk across SE Williston Road connect to these bus stops. There are existing bike lanes on both sides of SE Williston Road. In addition, there are existing sidewalks on SE Williston Road, SE 1<sup>st</sup> Terrace, and SE 4<sup>th</sup> Street. These sidewalks connect to the internal sidewalk system in the Woodland Park multi-family development to the south. This provides excellent sidewalk connectivity to subject property. There are existing potable water and wastewater lines on adjacent streets that can serve this infill site.

The proposed land use and zoning change for the subject property may be able to provide neighborhood goods and services for the area as part of any future mixed-use development.

#### **6. G. Potential long-term economic benefits**

Future development on the site will support overall economic prosperity and economic development opportunities in southeast Gainesville. New development on the site will add to the City's tax base and promote construction jobs during the development phase.

#### **6. H. Level of Service Analysis**

The following level of service analysis calculates the impacts of the proposed maximum development scenarios for permitted uses under the existing and proposed future land use and zoning categories.

##### **a. Land Use & Zoning Development Scenarios (Existing and Proposed)**

The proposed change in future land use and zoning will change approximately 4.46 acres of land from the current City future land use designation of Residential Medium and RMF-6 zoning to Mixed Use Low future land use and MU-1 zoning. The maximum development scenario comparing the existing land use designation and the proposed maximum development scenario based on the proposed City land use and zoning designations, is indicated below:

##### **Existing Land Use & Zoning**

For the approximately 4.46-acre parcel, the following table indicates the estimated allowable density and intensity that could be accomplished under the standard land use and zoning regulations, as permitted by right under the current future land use and zoning categories:

<b>Site Area</b>	<b>Density Range</b>	<b>Minimum / Maximum Residential Units</b>
4.46 +/- acres Residential Medium FLU Category	8 to 30 d.u./acre	35 - 133 Dwelling Units
4.46 +/- acres RMF-6 District	8 to 10 d.u./acre	35 - 44 Dwelling Units

### Proposed FLU and Zoning Designations

The proposed maximum future development scenario for the property is a mixed-use development with 3 acres of multi-family development and 1.46 acres of non-residential development (using the 60% maximum building lot coverage stated in the Land Development Code for MU-1). The following table illustrates this mixed-use scenario with the estimated allowable residential density by right that could be accomplished under the proposed Mixed-Use Low FLU and MU-1 zoning and a maximum 38,158 square foot commercial building.

<b>Site Area</b>	<b>Density or Intensity Range</b>	<b>Minimum / Maximum Development</b>
3.0 acres MUL FLU Category	8 to 30 d.u./acre	24 - 90 Dwelling Units
3.0 acres MU-1 Zoning	8 to 30 d.u./acre	24 - 90 Dwelling Units
1.46 +/- acres MUL / MU-1	60% Building Coverage	38,158 square foot commercial building

### Net Change between FLU and Zoning Designations

<b>Maximum Residential Development Scenario Existing FLU</b>	<b>Maximum Residential Development Scenario Proposed FLU (3 acres)</b>	<b>Net Change in Maximum Development Scenario (Existing vs. Proposed)</b>
133 Dwelling Units	90 Dwelling Units	-43 Dwelling Units

<b>Maximum Residential Development by right Scenario Existing Zoning</b>	<b>Maximum Residential Development by right Scenario Proposed Zoning (3 acres)</b>	<b>Net Change in Maximum Development Scenario (Existing vs. Proposed)</b>
44 Dwelling Units	90 Dwelling Units	+ 46 Dwelling Units

<b>Maximum Non-Residential Development Scenario Existing FLU &amp; Zoning</b>	<b>Maximum Non-Residential Development Scenario Proposed FLU &amp; Zoning (1.46 +/- acres)</b>	<b>Net Change in Maximum Non-Residential Development Scenario (Existing vs. Proposed)</b>
None	38,158 square foot commercial building	+ 38,158 square feet commercial



## b. Transportation

The property is located in Transportation Mobility Program Area (TMPA) Zone A. Development within Zone A is required to meet applicable requirements within Policies 10.1.3 and 10.1.4 of the Comprehensive Plan Transportation Mobility Element. The trip generation for the proposed change (based on the maximum development land use scenario) is based on the net increase in the number of trips from what exists under the current Residential Medium future land use category to what may exist under the proposed Mixed Use Low category. The trip generation analysis for net, new trips is presented below:

### Trip Generation (Existing and Proposed FLU)

The table below indicates the estimated trip generation for the proposed maximum 90 multi-family dwelling unit development scenario (43 fewer dwelling units than the currently permitted density of 133 dwelling units under the existing FLU category) and 1.46 +/- acres of non-residential use (a 38,158 square foot commercial building calculated using the Shopping Center variable). (Note: for the permitted residential units, it is assumed that all of the units will be multi-family):

### Potential Net Trip Generation Table

ITE Land Use	Units	Daily Rate	Daily Trips	PM Peak Rate	PM Trips
Proposed: Multifamily (Low Rise) ITE 220	90	7.32	659	.56	50
Existing: Multifamily (Low Rise) ITE 220	133	7.32	974	.56	75
<b>Net New Residential Trip Generation</b>			<b>-315</b>		<b>-25</b>
Proposed: Shopping Center ITE Code 820	38,158 SF	37.75/1,000 SF	1,440	3.81/1,000 SF	145
<b>Total Net New Trip Generation</b>			<b>+1,125</b>		<b>+120</b>

<sup>1</sup>Source: ITE Trip Generation 10<sup>th</sup> Edition

As indicated in the table above, the proposed land use and zoning change in the maximum development scenario could result in an anticipated increase of 120 PM Peak trips and 1.125 average daily trips.

Ultimately, when future development occurs at the site, the trips associated with the proposed development at the time of application will be used to determine how the development will meet the requirements in TMPA Zone A. Because this site is located outside of the UF Context Area, there will not be any required transit payments for any multi-family development on the parcel.

***c. Potable Water & Wastewater***

The site can be served by both potable water and wastewater from Gainesville Regional Utilities (GRU). There are existing potable water lines in the surrounding streets, and there is an existing wastewater line connection that can be made on SE 1<sup>st</sup> Terrace. According to GRU, development within this area can be served by these existing utilities with adequate capacity. On-site provision of wastewater service to the site will require developer-funded improvements, which will include the extension of these lines into the site area. The potable water map from GRU indicates that there is an existing water line and meter on the site connected to the line along Williston Road.

***d. Solid Waste***

The proposed change in future land use and zoning will not cause the City's solid waste system to operate below the adopted LOS. Solid waste will not exceed Gainesville's established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). There is adequate capacity to meet the required demand from any proposed development.

***e. Recreation***

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed land use and zoning change will not significantly affect the required LOS. As future residential development occurs, each development shall be required to demonstrate compliance with the adopted recreation Level of Service standards.

***f. Mass Transit***

Transit services are currently in place to serve the site. The property has access to Regional Transit System (RTS) routes 2, 3, and 16.

***g. Public Schools***

A Public School Student Generation Calculation Form has been submitted as part of this application package. The potential units used on the form are based on the maximum development scenario listed for the proposed future land use and zoning. The scenario indicated 90 multi-family units on 3 acres, with the remaining acreage in non-residential use. It should be noted, however, that student generation based on the net change in units would result in a lesser student demand than the calculations shown because the maximum number of multi-family units is reduced by 43 using the existing RM future land use category. In addition, any proposed development at a future time would be required to provide a Public School Student Generation Form based on a proposed unit count at that time.

## B. Site Accessibility

### Vehicular Accessibility

The project area is located within the urbanized portion of the City of Gainesville and has direct access to SE Williston Road (State Road 331) and two local streets: SE 1<sup>st</sup> Terrace and SE 4<sup>th</sup> Street. These are all existing streets. Access to the site will be determined in the future at the development plan stage. In addition, any future development within the project site will provide opportunities for interconnectivity between internal, mixed land uses.

### Multi-Modal Accessibility

The subject property is currently served by Regional Transit Service (RTS) bus routes 2 (Rosa Parks Transfer Station to NE Walmart Supercenter), 3 (Rosa Parks Transfer Station to North Main Post Office, and 16 (Beaty Towers to Sugar Hill). These transit routes will allow for alternate commute options for future residents within the site to local employment centers, including the University of Florida, Shands, and Walmart. Because Routes 2 and 3 connect to the Rosa Parks Transit Transfer Station, it is possible to access all transit routes from there, including connections to the Oaks Mall and Butler Plaza.

There are existing bike lanes on both sides of SE Williston Road in the vicinity of the subject property. Sidewalks are available on both sides of SE Williston Road and SE 1<sup>st</sup> Terrace. There is also a sidewalk on the western side of SE 4<sup>th</sup> Street that abuts the property.

### Analysis for Changes to the Future Land Use Map

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Future Land Use Element Policy 4.1.3 sets the 11 review criteria for proposed changes to the Future Land Use Map. Each of the 11 criteria are listed below and responses are provided:

*1. Consistency with the Comprehensive Plan*

**Response:**

**The proposed Mixed-Use Low future land use category and MU-1 zoning district are consistent with the City's Comprehensive Plan. The following objectives and policies are applicable to the proposed designations:**

***FLU Policy 1.2.3***

***The City should encourage mixed-use development, where appropriate.***

**Consistency: The proposed change to the future land use map will allow for mixed-use development that can serve the surrounding residential neighborhoods. The subject property is on a principal arterial (SE Williston Road; SR 331) that is appropriate for mixed-use development due to vehicular access, transit availability, existing bike lanes, and existing sidewalks. It is also appropriate because this is an infill situation where centralized utilities and other public infrastructure are available to serve future development on the site.**

*Objective 1.5**Discourage the proliferation of urban sprawl.*

**Consistency:** The proposed land use change is on property that is surrounded on the east, south, north, and west by existing development that has been in place since the 1965 – 1984 time period. In addition, the surrounding area is served by existing utilities and infrastructure such as roads, transit service, sidewalks, and bike lanes. As an infill area, future development on the property would discourage urban sprawl.

*Objective 4.1*

*The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.*

**Consistency:** The proposed Mixed-Use Low land use category for the subject property will directly contribute to the City by providing land area appropriate for mixed-use infill development that utilizes existing infrastructure within close proximity to residential areas in the southeast needing goods and services. The surrounding areas south and west consist of compatible multi-family properties that were developed decades ago. To the east is an existing gas station/convenience store that was developed in 1965. As indicated earlier in this report, there are no environmental constraints on this site that would preclude any future development of the property.

***Policy 4.1.1 Land use categories on the Future Land Use Map shall be defined as follows:***  
***Mixed-Use Low-Intensity (MUL): 8-30 units per acre***

*This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and nonresidential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new*

*development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.*

*This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.*

**Response:** The proposed land use designation will create a planning framework for mixed-use infill development that is consistent with the existing and future residential development pattern in the area. It will provide for additional housing stock at medium densities in an area with appropriate soil conditions, topography, and environmental conditions within the urbanized portion of Gainesville. Under the proposed designation and under the existing City of Gainesville Land Development Regulations, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code.

## *2. Compatibility and surrounding land uses*

**Response:** The subject property is presently undeveloped but does have a future land use category designation that permits multi-family development at the same density as the proposed MUL land use category. Abutting property to the south contains existing multi-family development. Across SE 1<sup>st</sup> Terrace to the west there is also existing multi-family development. To the north of the property is SE Williston Road. Abutting property to the east contains an existing gas station/convenience store with a Commercial future land use designation.

An analysis of the existing land use pattern indicates that the proposed MUL land use and MU-1 zoning changes will not negatively impact the nature of the existing development pattern in the area. The existing development pattern and land use & zoning mapping in the area is primarily multi-family residential to the south, west, and east of the parcel. Immediately abutting the property to the east is an existing Chevron gas station with convenience store. To the north is Single-family residential that is separated by a 4-lane divided State highway (SE Williston Road). Due to the matching maximum allowable residential density for MUL and Residential Medium, residential uses on the property will be compatible. Any proposed future non-residential uses on the site will be required to be buffered from surrounding residential uses. The MUL category is established to have non-residential uses appropriately scaled to serve neighboring residential properties. This will ensure compatibility with surrounding residential uses and properties.

3. *Environmental impacts and constraints*

**Response:** No environmental resources are known to be located on the site. Therefore, there are no environmental impacts or constraints. See the Basic Level Environmental Review section of this report for further information and mapping of environmental features.

4. *Support for urban infill and/or redevelopment*

**Response:** The subject property is within the urbanized portion of the City of Gainesville. Urban land uses, centralized utilities, transit service, bike lanes, sidewalks, and public roadways are located adjacent to the project area. Due to its location and proximity to necessary public facilities, the property is suitable for urban infill development. The property has been vacant for many years. A change to the MUL future land use category will encourage infill development to occur at the site. Such neighborhood-serving development activity will support the existing residential uses located in the area. As indicated earlier, the subject property is characteristic of urban infill because it is a vacant parcel surrounded by developments to the east, north, south, and west that occurred as early as 1965 and continued through 1984.

5. *Impacts on affordable housing*

**Response:** The proposed land use change to Mixed-Use Low allows a variety of uses on the property, including residential at the same density as is currently allowed under the Residential Medium land use category. The MU-1 zoning district would allow a higher density than what is allowed under the current RMF-6 zoning. Additional density on the site with the MU-1 zoning may allow for more units, which can result in more affordable housing opportunities by lowering the unit and land costs associated with construction.

6. *Impacts on the transportation system*

**Response:** No development activity is proposed as part of the proposed land use and zoning change. However, an analysis of the net increase in trips was provided in the Responses to Application Questions section of this report (see pages 15-16). That analysis noted that the net, new average daily trips is anticipated to be 1,125 at a maximum development scenario and an increase of 129 p.m. peak hour trips. Any future development on the site will require development plan review by the City. At that time, a more detailed traffic analysis with the exact development program would occur which must demonstrate compliance with the applicable transportation mobility program in effect at that time. The site is located in Zone A of the Transportation Mobility Program Area. Any development at the site will be required to meet the applicable criteria stated in the Transportation Mobility Element for Zone A.

Currently the site is served by RTS Routes 2, 3, and 16. There are existing bike lane facilities in SE Williston Road, and sidewalks are available on SE Williston Road, SE 1<sup>st</sup> Terrace, and SE 4<sup>th</sup> Street.

7. *An analysis of the availability of facilities and services*

**Response:** The property is located in the urbanized portion of Gainesville with available potable water, wastewater, and electric services. The site is accessed by roadways that have adequate capacity to serve future development on-site. There is existing transit service to the site. Bike lanes are available on both sides of SE Williston Road. Sidewalks to serve and connect future development on the site are available on SE Williston Road, SE 1<sup>st</sup> Terrace, and SE 4<sup>th</sup> Street. Please refer to the section within this report titled ‘Level of Service Standards’ for additional details. The applicant has submitted a Public School Student Generation Calculation Form as part of the land use and zoning change application process.

8. *Need for the additional acreage in the proposed future land use category*

**Response:** The proposed change in future land use is from Residential Medium to Mixed Use Low for 4.46 +/- acres of land. This is a very small portion of total land within Gainesville city limits, and the change will not create a major change in land availability in either land use category (small-scale land use amendment). This is an infill parcel located in southeast Gainesville that, with the change to MUL, can provide neighborhood level non-residential goods and services in an area that is lacking those opportunities.

9. *Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.*

**Response:** The proposed change on the future land use map does not promote urban sprawl as defined in Section 163.3164, F.S. In fact, the proposed amendment discourages urban sprawl by facilitating development on an urban infill site with existing infrastructure. The site is located in the urban services area with existing development located north, south, east, and west when examining the existing land use patterns in the immediate area. The use of this land as mixed use is considered infill in nature and will allow for neighborhood-serving non-residential uses and residential uses in a variety of densities and sizes within close proximity to existing residential units.

Section 163.3177(6)(a)9.b., F.S. provides criteria to determine whether a land use amendment discourages the proliferation of urban sprawl. These criteria are listed below with responses.

*b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

*(1) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

**Response:** Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the City of

Gainesville Land Development Code, including LDC Chapter 30, Article VIII, Division 3 (Environmental Overlays) and Division 4 (Regulated Natural and Archaeological Resources). The Basic Level Environmental Analysis indicated that there are no known natural resources, regulated surface waters, or wetlands on the site. The site is surrounded by existing development that has existed since the 1960s.

*(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

**Response:** The site is in an area surrounded by uses served by existing public facilities and services (including roads, transit, sidewalks, and centralized utilities) and therefore, can be served by these services in an efficient manner. The property is also located near Lincoln Middle School and Williams Elementary School.

*(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

**Response:** The proposed land use change allows for a mix of non-residential and residential uses at a density that will promote compact development. There is existing transit service via RTS Routes 2, 3, and 16. There are existing bike lanes on both sides of SE Williston Road. Public sidewalks are on both sides of SE Williston Road and SE 1<sup>st</sup> Terrace. There is also a sidewalk along the western side (abutting) of SE 4<sup>th</sup> Street. The Mixed-Use Low land use category allows for neighborhood-serving non-residential uses that are connected by existing sidewalks to the residential uses in the area. Any future development on the property will require internal connectivity between proposed residential and non-residential uses.

*(IV) Promotes conservation of water and energy.*

**Response:** The project site is in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources, including water use via wells and non-centralized systems. All future development on the project site will be required to connect to centralized potable water and wastewater public facilities. The availability of transit service, bike lanes, and existing sidewalks also reduces transportation energy costs. Because the site is vacant, new construction on the site will be required to meet the current energy efficiency standards.

*(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

**Response:** The proposed land use change does not include any existing agricultural areas or activities. Agricultural uses are not presently conducted on the project site. The current RM future land use category is a multi-family residential category that does not allow agricultural activities. Thus, there is no reduction in agricultural land as a result of this proposed future land use amendment.



*(VI) Preserves open space and natural lands and provides for public open space and recreation needs.*

**Response:** The subject property currently is not in a Conservation or public lands category (it is in the Residential Medium category). The site is in an urban area that has been cleared decades ago and does not contain any natural or archaeological resources. Therefore, there is no reduction in current open space or recreational area that will occur as a result of the proposed future land use change. Any future development on the site will be required to protect natural resources according to the stringent environmental protection standards found in the City of Gainesville Land Development Code. Sweetwater Wetlands Preserve Park with a large area of open space and walking trails is located less than ½ mile from the subject property.

*(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

**Response:** The proposed change to the future land use map to Mixed-Use Low allows for a mix of non-residential and residential uses. The site is located in a portion of southeast Gainesville that does not have proximate neighborhood serving uses available to serve the nearby residential population. This proposed change can support the non-residential needs of the Woodland Park and Sugar Hill areas while potentially adding new residential opportunities on a portion of the site.

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

**Response:** The proposed land use change to MUL can facilitate non-residential uses that will serve neighboring residential properties, which reduces auto dependency which in turn can reduce urban sprawl. The property is currently in an urban area served by existing public facilities and services, so it does not constitute sprawl. The density allowed within MUL is 8-30 units/acre, which is considered to be a transit-supportive density. Transit is already available (3 RTS routes: 2, 3, and 16) to serve any future development at the site.

*10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and*

**Response:** The proposed land use change will increase the development potential of the site by facilitating non-residential development in southeast Gainesville. This is supportive of Plan East Gainesville. The Executive Summary of that plan included the following Priority objective for the plan: “Target specific areas for mixed-use development centers that can support and sustain higher levels of employment, commercial, and social activities.

**As previously stated, the site lies within the urban services area, which the Comprehensive Plan promotes for urban infill development. Any future development of this property with private capital investment will lead directly to job creation and an increased tax base for the City, which are economic development goals for the City.**

*11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.*

**Consistency: The subject property does not include any antiquated subdivisions as defined in Section 163.3164, F.S. Therefore, this provision is not applicable.**

## Analysis for Changes to Zoning

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Section 30-3.14 of the City's Land Development Code establishes the criteria for review of rezoning proposals. There are 10 review criteria listed as shown below. Responses to each of the criteria are provided.

*Sec. 30-3.14. - Rezoning criteria.*

*Applications to rezone property shall be reviewed according to the following criteria:*

- A. *Compatibility of permitted uses and allowed intensity and density with surrounding existing development.*

**Response:** The permitted uses in the proposed MU-1 zoning district are neighborhood-serving non-residential and residential (see the Permitted Uses table on page 6). The properties to the south and west all contain existing multi-family developments at densities similar to the proposed MU-1 zoning district. Abutting, to the east, there is an existing BUS-zoned gas station/convenience store that was built in 1965. Properties to the north have single-family zoning, but they include an existing place of religious assembly. The single-family zoned properties to the north are separated by Williston Road, a 4-lane divided State highway (SR 331). Because MU-1 zoning is designed for neighborhood-serving uses, it will provide a transition between the Commercial property abutting on the east and the residential properties to the south, north, and west. The residential density allowed within the MU-1 zoning is the same as the residential density allowed under the existing RM future land use category (8-30 du/acre).

- B. *The character of the district and its suitability for particular uses.*

**Response:** The proposed MU-1 zoning district is a district characterized by allowing a mix of residential and neighborhood-serving non-residential uses. The district is suitable for multi-family residential uses that currently exist in the vicinity of the rezoning proposal. The neighborhood-serving non-residential uses allowed in the MU-1 zoning district are suitable to provide goods and services to neighboring residential properties. Currently, these existing residential uses do not have access to nearby non-residential goods and services with the exception of those provided by the gas station/convenience store.

- C. *The proposed zoning district of the property in relation to surrounding properties and other similar properties.*

**Response:** The properties to the east, south, and west all are zoned multi-family residential (RMF-6). In addition, the property immediately abutting to the east has a BUS (General Business district) zoning designation. Properties to the north are generally RSF-1 zoned with a smaller area in the northwest zoned RSF-1. These properties are separated by a 4-lane divided principal arterial (SE Williston Road; SR 331). The proposed MU-1 zoning district is considered a transitional district between higher intensity commercial zoning and residential zoning.

- D. *Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.*

**Response:** The subject property is vacant. There are no buildings to be preserved on the site. Given the surrounding future land use categories and zoning districts and the existing development on those properties, the most appropriate use of this land is for mixed-use development to provide opportunities for neighborhood-serving commercial uses and the potential for multi-family uses at a density that is transit supportive. The site does not have environmental constraints that would make it inappropriate for mixed-use development.

- E. *The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.*

**Response:** The site falls within Transportation Mobility Program Area (TMPA) Zone A, which “promotes redevelopment and infill in the eastern portion of the City and the area near the University of Florida.” The proposed change to MU-1 is supportive of the infill goals of Zone A of the TMPA as stated in Transportation Mobility Element Policy 10.1.3.

The property also falls within the City’s Enterprise Zone, which provides incentives for development within the zone. The property is also located within the Opportunity Zone, which is a community investment tool to encourage long-term investments in low-income urban communities. The Opportunity Zone provides a tax incentive for investors to re-invest unrealized capital gains into dedicated opportunity funds.

- F. *The needs of the city for land areas for specific purposes to serve population and economic activities.*

**Response:** The proposed change zoning change is from RMF-6 to MU-1 for 4.46 +/- acres of land. There is limited vacant land suitable for development in the MU-1 zoning category. Development of this property will provide development opportunities for residential uses and neighborhood-serving non-residential uses in close proximity to existing southeast Gainesville residential areas that are not well served for commercial needs.

- G. *Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.*

**Response:** The changed condition in the area relates to the Woodland Park phased master plan redevelopment approved as part of Petition DB-17-22. The first phase of this redevelopment has been completed with demolition of 91 old multi-family units and reconstruction with 96 multi-family units. The master plan shows redevelopment of the site through the year 2024, which will result in a total of 302 units for the Gainesville Housing Authority. This is a net increase of 132 new multi-family units in the development. These new units will provide residential support for neighborhood-serving uses in the proposed MU-1 rezoning site.

- H. *The goals, objectives, and policies of the Comprehensive Plan.*

**Response:** Rezoning of this property is being proposed to increase the infill prospects for the site, consistent with the goals, objectives, and policies of the City’s Comprehensive Plan as indicated in the following goals, objectives, and policies. It should also be noted that the MU-1 zoning district is an implementing district for the proposed Mixed-Use Low future land use category.

***FLU Policy 1.2.3***

*The City should encourage mixed-use development, where appropriate.*

***FLU Objective 1.5***

*Discourage the proliferation of urban sprawl.*

***FLU Objective 4.1***

*The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.*

***Transportation Mobility Element Policy 10.1.3.***

*Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.*

- I. *The facts, testimony, and reports presented at public hearings.*

**Response:** This report will be presented to the City Plan Board at a future public hearing in 2020 or 2021. The Neighborhood Workshop was held on Wednesday, September 30, 2020. The submittal includes information about the Neighborhood Workshop and all the required application forms. After the Plan Board votes on a recommendation concerning the proposed land use and zoning changes, the items will be heard at a City Commission meeting.

- J. *Applications to rezone to a transect zone shall meet the following additional criteria:*
1. *The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.*
  2. *The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.*
  3. *The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.*
  4. *If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.*

**Response:** This is not an application for rezoning to a transect zone.

## **Conclusion**

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As stated in this report, the proposed small-scale land use amendment and rezoning for this property are consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The subject property contains vacant land that is surrounded by urban, multi-family development and a gas station/convenience store, with single-family land use across SE Williston Road. Development in this area dates back to the years 1965 through 1984. This site is an infill parcel. The land use change and rezoning are being proposed to spur infill development in southeast Gainesville consistent with the goals of the City's Comprehensive Plan and the Plan East Gainesville Plan. The recent redevelopment/reconstruction of residential units to the south in the Woodland Park development (owned by the Gainesville Housing Authority) is a changed conditions for this property that provides new opportunities for development with a mix of uses on the site. The Mixed-Use Low future land use category with implementing MU-1 zoning will provide opportunities for a variety of uses on the site that include residential and neighborhood-serving non-residential uses.

Appendix B

Comprehensive Plan Goals, Objectives, and Policies

## Goals, Objectives & Policies



# Future Land Use Element

**GOAL 1**      **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

**Objective 1.1**      **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**

Policy 1.1.1      To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2      To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.3      Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.1.4      The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Policy 1.1.5      The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.





Policy 1.1.6      The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City’s central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

**Objective 1.2      Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).**

Policy 1.2.1      The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2      The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3      The City should encourage mixed-use development, where appropriate.

Policy 1.2.4      The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5      The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6      The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

Policy 1.2.7      The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8      Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9      The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.



Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

**Objective 1.5 Discourage the proliferation of urban sprawl.**

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County’s use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

**GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE,**



Policy 3.6.2      Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3      To the extent feasible, all development shall minimize alteration of the existing natural topography.

**GOAL 4            THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.**

**Objective 4.1    The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.**

Policy 4.1.1      Land Use Categories on the Future Land Use Map shall be defined as follows:

**Single-Family (SF): up to 8 units per acre**

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.



populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

**Mixed-Use Residential (MUR): up to 75 units per acre**

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

**Mixed-Use Office/Residential (MOR): up to 20 units per acre**

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**Mixed-Use Low-Intensity (MUL): 8-30 units per acre**

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may

Appendix C

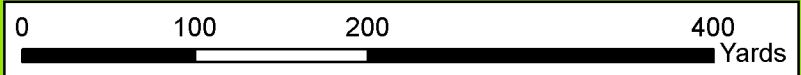
Maps and Tables



# PB-20-00115 SE Williston - Existing Land Use



- Project Area
- City Limits
- Land Use Categories**
- C: Commercial
- CON: Conservation
- IND: Industrial
- MUL: Mixed-Use Low
- PF: Public and Institutional Facilities
- REC: Recreation
- RL: Residential Low
- RM: Residential Medium
- ROW
- SF: Single Family





# PB-20-00115 SE Williston - Proposed Land Use

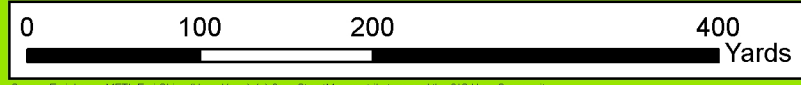


Project Area

City Limits

**Land Use Categories**

- C: Commercial
- CON: Conservation
- IND: Industrial
- MUL: Mixed-Use Low
- PF: Public and Institutional Facilities
- REC: Recreation
- RL: Residential Low
- RM: Residential Medium
- ROW
- SF: Single Family



# PB-20-00115 LUC & PB-20-00003 ZON – Transportation Mobility Program Area



## LEGEND

Transportation Mobility Program Area



A



B



C



D



E



M



TBD



Subject Property



## PB-20-00115 LUC – Acreage Comparison Table

<b>Subject</b>	<b># Acres</b>	<b>% of City Land Area (Acres)</b>	<b># Acres Vacant</b>	<b>% of MUL Land Area Vacant (Acres)</b>
Current Mixed-Use Low-Intensity (MUL)	415.69	1%~	69.2	16.6%
Proposed Subject Property's LUC to Mixed-Use Low-Intensity (MUL)	4.46 +/-	0.0001%~	4.46 +/-	0.9%
<b>After Approval of Subject Property's LUC to MUL</b>	<b>420.15 +/-</b>	<b>1.0001%~</b>	<b>73.66 +/-</b>	<b>17.5%</b>